

**SITE PLAN COMMITTEE**  
**JULY 9, 2002**

**1. ROLL CALL**

The meeting was called to order at 4:04 p.m. Committee members present were Chair Jeff Evans, Vice-Chair James Aucamp, Jr., Julie Aitken, Michael Crowley and Sam Engel, Jr. Also present were Planner Marcie Nolan and Secretary Janet Gale recording the meeting.

**2. SELECTION OF CHAIR**

Chair Evans opened nominations. Vice-Chair Aucamp nominated Mr. Evans, seconded by Mr. Engel. As there were no other nominations, nominations were closed. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**3. SELECTION OF VICE-CHAIR**

Chair Evans opened nominations. Mr. Engel nominated Mr. Aucamp, seconded by Mr. Crowley. As there were no other nominations, nominations were closed. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**4. APPROVAL OF MINUTES: June 11, 2002**

Mr. Crowley made a motion, seconded by Ms. Aitken, to approve the minutes of June 11, 2002. In a voice vote, all voted in favor. **(Motion carried 5-0)**

**5. SITE PLANS**

**5.1 SP 4-2-02, Palm Trace Landings Three, 5980 SW 30 Street (RM-25 County and RM-16)**

Richard Rubin, representing the applicant, was present. He indicated that he supported the staff's comments as indicated in the report. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration with the following condition: that prior to the issuance of a building permit, the Nova Plat II shall be approved and recorded by the Broward County Board of County Commissioners.)

A lengthy discussion ensued regarding adequate road access, landscape issues, dumpsters and their locations, sidewalks, the canal embankment, and any concerns which Board members needed to address.

Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve based on the planning report and on the following: 1) change the landscape plan on the Areca Palms to indicate five-foot overall height, four-foot spread, six foot on center; 2) to connect the sidewalk from building 5 to building 8, which would enable the sidewalk to go all the way around the lake; 3) the sidewalk was to connect to building 13 and to be indicated on the plans; 4) to install an additional dumpster enclosure at the southwest corner of building 11; 5) provide a "cross-section FF" to accurately show existing and proposed conditions including a chain-link fence; and 6) to center the Alexander Palms in the curbed islands by the garages. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

**5.2 SP 4-7-02, Phoenician Cove, 5400 Pine Island Road (R-3)**

Bill Laystrom, representing the petitioner, was present. Chair Evans indicated that he was the architect of record and would abstain from voting on this item. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration).

**SITE PLAN COMMITTEE  
JULY 9, 2002**

Mr. Laystrom provided a brief presentation and answered questions to clarify the intent of the project. A discussion ensued regarding a pedestrian resting site among the trees and the enhancement of a guard rail by the cul-de-sac.

Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve based on the staff's report and the following: 1) add a park bench/sitting area on the site in the location to be determined by the architect; 2) add a guard rail to the east end of the cul-de-sac and install hedge material on the west side of the guard rail, with the hedge material to be selected by the landscape architect and approved by the Town; and 3) if there were trees that were determined to be preservable by Jack Martin, Chief Landscape Inspector, those trees were to be relocated to a Town park. In a roll call vote, the vote was as follows: Chair Evans – abstained; Vice-Chair Aucamp – yes; Ms. Aitken – yes; Mr. Crowley – yes; Mr. Engel – yes. **(Motion carried 4-0)**

*Modifications*

5.3 SP 4-6-02, Dunkin Donuts, 5141 South University Drive (B-3)

Kenneth Nolan, representing the petitioner, was present. Mr. Engel indicated that he was the architect of record and would abstain from voting on this item. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration with the following condition: approval was needed from the Central Broward Water Control District prior to final site plan approval).

Mr. Nolan advised that the Central Broward Water Control District had approved the site. A rendering was provided and Mr. Engel explained the slight differences between the rendering and the plans. He clarified that the corporate colors were accurate.

Mr. Crowley made a motion, seconded by Vice-Chair Aucamp, to approve. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Aucamp – yes; Ms. Aitken – yes; Mr. Crowley – yes; Mr. Engel – abstained. **(Motion carried 4-0)**

5.4 SP 4-8-02, McDonald's at the Plaza, southwest corner of State Road 84 and Hiatus Road (B-2)

Craig McDonald, Rosangela DeMello and Robert Stann, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration with the following condition: approval was needed from the Central Broward Water Control District prior to final site plan approval).

Mr. Crowley noted that this item was presently under review by the Central Broward Water Control District. Mr. McDonald answered questions for a better understanding of the project. A lengthy discussion ensued regarding drainage, landscaping, parking requirements and the visibility of the drive-thru.

Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve based on staff's recommendations and the following: the site was to be examined by the Town's Chief Landscape Inspector in order to address the Board's concern about the visibility of the drive-thru which was the east elevation of the building, and possibly add six to eight accent trees in this area, if there was room. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Aucamp – yes; Ms. Aitken – yes; Mr. Crowley – yes; Mr. Engel – yes. **(Motion carried 5-0)**

**SITE PLAN COMMITTEE  
JULY 9, 2002**

*Extension*

5.5 SP 3-8-01, Jaffe at 595, Inc., 10200 SW 101 Road (CC)

Carlos Gonzalez, representing the petitioner, was present. Ms. Nolan clarified that the application had expired June 6, 2002, and pursuant to the Code, the applicant was required to revalidate the site plan for another year. She advised that staff had reviewed the application based on Council's and Site Plan Committee's previous conditions of approval to insure that those items had been addressed in the revised site plans. Ms. Nolan summarized the planning report (Planning and Zoning Division's recommendations: suitable for review by Site Plan Committee). She noted that it was not necessary for this extension to be reviewed by Council.

A discussion ensued regarding the building banding and dry retention areas. Mr. Gonzalez pointed out the architectural refinements which satisfied the Committee.

Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve based on staff's recommendations and that the applicant go back to the Central Broward Water Control District for stamps and approval. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

**6. OLD BUSINESS**

At Mr. Crowley's inquiry, Ms. Nolan explained that site plan applications would include comments from all the reviewing agencies unless those agencies specified "no comments." She indicated that this was a safeguard in the process.

**7. NEW BUSINESS**

There was no new business discussed.

**8. COMMENTS AND/OR SUGGESTIONS**

There were no comments and/or suggestions made.

**9. ADJOURNMENT**

There being no further business and no objections, the meeting was adjourned at 6:07 p.m.

Date Approved: \_\_\_\_\_

\_\_\_\_\_  
Chair/Committee Member

